

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

**Meeting ID: 961 610 0275 and Passcode: 892471**

***We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.***

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press **\*6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing **\*6**.

**REVISED DECEMBER 12, 2023**  
**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**December 20, 2023, 1:30 p.m.**

1. **Call to order.**
2. **A public hearing to consider each of the following;**

**APPEAL #20503** – Appeal filed by dba Concierge Transport Motors, c/o Kerry Gibson, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a used auto sales business with inside and outside storage, no repair and no detailing, at 7950 N. Broadway

**WARD 12                      #AOP-10046-23                      ZONE: North Broadway Special Use District**  
**ZONE: “G” – Local Commercial and Office District**

**APPEAL #20504** – Appeal filed by Little People Learning Center, c/o Monica Roby, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a daycare for eleven (11) children, Monday – Saturday, 6 a.m. – midnight, no cooking, at 4002 Shreve Ave., 1<sup>st</sup> floor.

**WARD 12                      #AOP-10183-23                      ZONE: “B” – Two-Family Dwelling District**

**APPEAL #11811** – Appeal filed by Park Central Development Corp. and Forest Park Southeast Development Corp., from the determination of the Board of Public Service in the issuance of a conditional use permit, authorizing the Petitioner to make interior and exterior alterations (zoning only), for a medical spa, at 4452-54 Manchester Ave.

**WARD 9                      #AB-576234-23                      ZONE: “G” – Local Commercial and Office District**  
**#BPS-131900                      ZONE: Forest Park Southeast Form Base District –**  
**Neighborhood Center Type 1**

**APPEAL #11812** – Appeal filed by Park South Properties, LLC, c/o Austin Barzantny from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to do an addendum to #AB-573980-23 (which was to convert a 3-family to a 4-family building) by adding 2 more studio units in the basement, for a total of 6 units in all, per plans, at 4459 Gibson Ave.

**WARD 9                      #AB-576980-23                      ZONE: “B” – Two-Family Dwelling District**

**APPEAL #11759** – Appeal filed by Tenesha Bady, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to construct two-commercial buildings, per plans, for a pre-school and daycare center, at 5540 Fyler Ave. (*cont’d from 6/14/23*)

**WARD 5                      #AB-574591-23                      ZONE: “A” – Single-Family Dwelling District**

3. **Deliberations on the above hearings.**
4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;
  - A. Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.
5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on December 6, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:  
Zoning Staff  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Jared Boyd, Mayor's Office  
Charles Coyle  
Neal Richardson  
Neighborhood Stabilization Team  
Dale Ruthsatz, SLDC  
Sherran White, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section  
Rob Orr, SLDC  
Durrell Smith  
Peter Phillips  
Bennett Anderson  
Lisa Otke  
Project Connect

Via Email with Attachments  
City Counselor  
Board Members  
Tracy Billups  
Debra Aaron

Via Hard Copy with Attachments:  
Mary Hart Burton, Zoning Administrator